



*Your Lake George Real Estate Experts!*

**Davies Davies & Associates**

P.O. Box 201, Cleverdale, NY 12820

P: (518) 656-9068 F: (518) 656-9087

[www.davies-davies.com](http://www.davies-davies.com)



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Listing courtesy of: Carr Real Estate Group, LLC

**MLS# - 202411654 - Price: \$225,000**

62 Park Avenue, Cohoes, NY

**Description:** House Hack! Outstanding opportunity to owner occupy this large duplex, and live practically for free! Also a great investment property to add to your portfolio. Recently remodeled 3 bedroom 1 bath each unit. New Rear two story deck with views over looking the Mohawk falls and Peebles Island State Park. 1st floor apartment occupied, 2nd floor left vacant for easy showing access. See estimate fair market value rents by zip code in MLS Docs.



**Acres:** 0.06

**Bedrooms:** 6

**Estimated Taxes:** \$4,610

**Sewer:** Public Sewer

**Basement:** Bilco Doors, Exterior Entry, Full, Unfinished

**County:** Albany

**Interior Features:** Built-in Features, Ceramic Tile Bath

**Town:** Cohoes

**Bathrooms:** 2 Full

**Lake/River:** Mohawk River

**Heat:** Baseboard, Hot Water, Space Heater, Natural Gas

**Exterior:** Aluminum Siding, Wood Siding

**Cooling:** None

**Property Type:** Multi-Family

**School District:** Cohoes

**Water:** Public

**Property Style:** Traditional

**Exterior Features:** None

**Zoning:** Multi Residence



**Daniel Davies**  
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